

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Planning Department**

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## **Development Review Committee Meeting** **February 23, 2004**

**Members Present:** Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator/Vice-Chairperson, Becky Howard-Deputy Clerk, Keith Hunter-Environmental Health, Skip Lukert-Building Official, Barry Ginn-Ginn Engineering, Dan Hickey-Fire Services, Brad Burris-Fire Services, Marie Keenum-911 Coordinator, Michael Springstead-Springstead Engineering, Dale Parrett-Public Works, Charles Cilenti-Planner, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Mr. Helms moved to approve the minutes of the February 16, 2004 meeting.

Mrs. Keenum seconded the motion and the motion carried.

### **Old Business:**

#### ***Beall's Department Store – Major Development – Preliminary Review***

Mr. Helms moved to remove the item from the table. Mr. Lukert seconded the motion and the motion carried.

Roger Strcula, Upham, Inc., and Gary Inkling, developer for County Crossings, were present and requesting preliminary approval to construct a Beall's department store. Revised plans, along with the variance request, had been submitted. Engineering comments were discussed. The Committee members and applicants looked for options to either eliminate the need for a variance, or ways to lessen safety concerns. The suggestion was made to reduce the drive aisle from 30' to 24', but Lowe's requires a 30' drive aisle. Truck deliveries are made at the rear of the Lowe's building and are accessed from 136<sup>th</sup> Avenue. Future development will be accessed from 138<sup>th</sup> Avenue. There was a discussion of possibly closing or reducing the width of the ingress/egress easement. The engineer recommended a 10" curb as opposed to a standard 6" curb. There is only minimal access proposed for the existing easement, but that use will consist of trucks delivering construction materials and lumber to Lowe's. A floor plan is needed regarding the emergency fire exit in Beall's, which opens onto the easement. There was a discussion of designating the ingress/egress easement as a drainage/utility easement, which would reduce the required setback. However, Mr. Strcula stated Lowe's would want to continue to use that easement for the delivery of lumber. The existing easement consists of asphalt. Attorney Neal pointed out that only a portion of the easement could

be vacated due to the additional parking area for Lowe's. The easement is part of Lowe's property. Traffic and safety concerns play a major part in this easement issue. A variance request requires the proof of a hardship, not created by the developer. The suggestion was made to remove the additional parking area for Lowe's located along the easement, in which the ingress/egress easement could be vacated and designated as an utility/drainage easement. Any future developments will have this same setback issue. "Delivery Only" signs should be posted along the easement.

Mr. Ginn moved to approve the preliminary plan and variance request regarding the 15' side setback, subject to all requested changes being made to the plans. Mr. Helms seconded the motion and the motion carried.

#### **New Business-**

##### ***DP and Company Expansion – Medium Development – Conceptual Plan Review***

David Springstead, Springstead Engineering, Inc., and David Eddy, DP and Company, were present and requesting conceptual approval to construct an administration building to consist of 1500 square feet of office space, reception area, art department, conference room, break room, rest rooms and storage space. The applicant has agreed to provide 5 additional parking spaces. The additional spaces will accommodate existing employee, not provide space for new ones. The company consists of wholesale distribution of flea market type items and tools. Dumpster screening will be provided. The water will be provided by a well shared with the existing adjoining property owner, Tip-Top Cabinets. Property lines need to be shown on the plans. Engineering comments were discussed. There is no proposed increase in traffic. Site zoning and land use for surrounding properties need to be shown on the plans. Screening/buffering requirements were discussed.

Mr. Helms moved to approve the conceptual plans, subject to all comments being addressed on revised plans. Mr. Cilenti seconded the motion and the motion carried.

##### ***Cornerstone Community Baptist Church of Bushnell – Medium Development – Conceptual Review***

Ron Thomas, project agent, and Bill Spaude, property owner, were present and requesting conceptual approval to construct a 60' x 70' church building to seat 200 people. Staff comments were discussed and can be addressed on the final engineering plans. A letter is needed from the Youth Center regarding the water service. Engineering comments were discussed and can be addressed on the final engineering plans.

Mr. Helms moved to forward approval of the conceptual plans to the Zoning and Adjustment Board. Mrs. Keenum seconded the motion and the motion carried.

Mr. Ginn, Mr. Burris and Attorney Neal excused themselves from the meeting at 3:00 PM.

***VOS: Mallory Square/Amelia Championship Golf Course – Medium Development – Conceptual Review***

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting conceptual approval to develop a championship golf course. This golf course will be located within the Sunset Hill Country Club. The golf cart path access was discussed. The Villages are the owner of the golf course and ponds. There are restroom facilities proposed. Engineering comments were discussed. The retaining wall will be 15'. The storm drain material needs to be added to the plans.

Mr. Helms moved to approve the conceptual plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

***VOS: Coconut Cove Village Recreation Center – Major Development – Preliminary and Engineering Review***

Richard Busche and Sam Stubbins, Kimley-Horne and Associates, Inc., were present and requesting preliminary and engineering approval to construct a recreation center. Staff comments were discussed regarding sign setbacks, the retaining wall and errors in the legal description. The signs are to be placed in the landscape buffer area. Engineering comments were discussed and the applicant has submitted a response.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

***VOS: Unit 114 – Major Development – Preliminary and Engineering Review***

Richard Busche and Sam Stubbins, Kimley-Horne and Associates, Inc., were present and requesting preliminary and engineering review to develop a 127-unit subdivision. Staff comments were discussed. Type "C" screening is required along CR 100. There are no walls proposed, but were suggested for security purposes. The existing property conditions located 100' beyond CR 100 should be shown on the plans. An aerial map will be provided. The County right-of-way on CR 100 was discussed. The stormwater run-off is set up to drain to the internal roads.

Mr. Lukert excused himself at 3:20 PM.  
Attorney Neal returned at 3:20 PM.

The cross-drain details need to be shown on the plans. Possible drainage concerns were discussed regarding the existing light swales and inadequate drainage. Additional information is required regarding the proposed water flow. Mr. Parrett, Mr. Springstead and Mr. Busche plan to meet at the property for a site visit. An additional easement and errors in the legal description were discussed. Engineering comments were discussed and the applicant has submitted a response.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

Mr. Lukert returned at 3:30 PM.

***VOS: Kaylee Villas – Major Development – Preliminary and Engineering Review***

Richard Busche and Sam Stubbins, Kimley-Horne and Associates, Inc., were present and requesting preliminary and engineering approval to develop a 71-unit subdivision. Staff comments were discussed regarding right-of-way details, the proposed landscape buffer, errors in the legal description and abutting property uses. Engineering comments were discussed and the applicant has submitted a response.

Mr. Helms moved to approve the preliminary and engineering plans, subject to all comments being submitted on revised plans. Mr. Springstead seconded the motion and the motion carried.

Attorney Neal excused herself at 3:40 PM.

***VOS: Stillwater Trail/Phase II – Major Development – Preliminary and Engineering Review***

Richard Busche and Sam Stubbins, Kimley-Horne and Associates, Inc., were present and requesting preliminary and engineering approval to develop a roadway. Engineering comments were discussed and the applicant has submitted a response. Staff comments were discussed regarding speed limit sign postings and access issues. Speed limit sign posting is not required at intersections or when there is an increase in the speed limit. The speed limits are posted at all entrances to the subdivisions. Additional road information needs to be added to the cover sheet. Turn radiuses were discussed.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans, and engineering approval being received. Mr. Springstead seconded the motion and the motion carried.

**Q&A/Public Forum**

None

The next meeting is scheduled for March 1, 2004.

The meeting adjourned at 3:55 P.M.